

Our File/N/Réf.                    **23-14-96.0011**  
Your File/V/Réf.                CSR2100/400 (City of Ottawa)

DATE                                15 April 1996

TO/DEST.                        Co-ordinator, Planning and Environment Committee

FROM/EXP.                      Planning and Property Commissioner

SUBJECT/OBJET                **CHANGE OF DEFERRAL NO. 5 TO REFERRAL TO OMB  
OTTAWA OFFICIAL PLAN, 1991 -  
REFERRAL TO THE ONTARIO MUNICIPAL BOARD  
OTTAWA OFFICIAL PLAN AMENDMENT NO. 14**

---

### **DEPARTMENTAL RECOMMENDATION**

**That Planning and Environment Committee recommend that Council approve the request by the City of Ottawa to lift Deferral No. 5 to the Ottawa Official Plan, 1991 and to refer this matter to the Ontario Municipal Board together with Amendment No. 14 to the Official Plan as outlined in the Approval Page attached as ANNEX A.**

### **PURPOSE**

The purpose of the Amendment is to establish clear policies that will ensure the protection and enhancement of the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from Confederation Boulevard and the main approach routes to the Central Area, and to quantify the term Visual Integrity with objective, numeric and verifiable measurements through figures and schedules. The Parliament Buildings are the Centre Block and Library, East Block and West Block. Other national symbols include major public buildings, monuments and physical land forms within the Parliamentary Precinct and around Confederation Boulevard.

### **BACKGROUND**

The Amendment relates primarily to Chapter 5.0 - Central Area, of the City of Ottawa Official Plan, and modifies existing objectives and policies and adds a new strategic approach and new objectives and policies. The Amendment also modifies existing definitions and adds new definitions within Chapter 1.0 - Introduction, modifies the Vision Statement within Chapter 2.0 - Municipal Development Strategy, modifies policies within Chapter 13.0 - Implementation and Monitoring, and modifies policies within Chapter 12.0 - Urban Design. As well, the Amendment modifies Schedule B-1 - Major Central Area Views and View Sequences and introduces two new schedules that serve to quantify the term Visual Integrity and to define the maximum permitted building heights for lands within the Central Business District of the Central Area. Finally, modifications to the Central Area Secondary Policy Plan contained within Volume II of the City of Ottawa Official Plan are made to reflect the new and modified policies of Chapter 5.0. The Amendment not only affects parts of the Official Plan that are in full force and effect, but also proposes changes to portions of the Plan which had been referred to the Ontario Municipal Board

(OMB) or deferred by the Regional Municipality of Ottawa-Carleton during its consideration of the overall Plan in April of 1994. Administratively, the impact of this situation is that the Region can only deal with the portions of the Amendment that apply to policies in the Plan that Regional Council previously had approved and which are now in effect and with those parts which it had deferred. In the latter case, Regional Council would first have to lift the deferral and then modify the relevant portions of the Plan. The Region cannot, however, deal with those parts of the Amendment that affect policies in the Official Plan which have been referred to the OMB. These can only be dealt with by the Board itself.

In order to avoid this situation where partial approval of the Amendment is provided by the Region and partial approval by the Board and to ensure that the Amendment is considered in its entirety as a package, City Council is requesting that the Region forward the Amendment to the OMB. City Council is also requesting that Regional Council lift the deferral applying to those sections of the Official Plan generic to the provisions of this Amendment, and to then forward the affected policies to the OMB. By doing so, the OMB will not only have jurisdiction to deal with the implementation of those recommendations of the Ottawa Views report which introduce new policies to the Plan, but also to modify and/or approve those which will dispose of outstanding issues which are both of direct relevance to the Views report as well as issues which are not related to the matter of building heights, but which resolve outstanding issues associated with the comprehensive approval of the Plan.

Amendment No. 14 does three things:

1. Introduces amendments to parts of the comprehensive Ottawa Official Plan, 1991 that have already been approved. These amendments include i) changes to the wording of approved Sections and subsections, ii) adding new subsections to approved Sections, and iii) deleting subsections of the Ottawa Official Plan, 1991; under "Details of the Amendment" which starts on page 12 of the Amendment document, these are: 2.1 to 2.6.4 inclusive, 2.6.6 and 2.7.1 to 2.11 inclusive.
2. Proposes modifications to address concerns raised to parts of the comprehensive Official Plan, 1991 which Regional Council referred to the OMB (Referrals 35, 38, 39 and 51); these are subsections 2.6.5, 2.6.7, 1.6.8 and 2.8.2 of Amendment No. 14.

NOTE: Since the Amendment was first conceived, the OMB in its Order dated 11 January 1996 has already dismissed Referral No. 51 and made an amendment to clause 13.21.1d) of the Ottawa Official Plan, 1991 so that what the Amendment proposes as a modification (part 2.8.2) to a referred portion must now be treated as an amendment to an approved subsection of the Ottawa Official Plan, 1991.

3. Proposes amendments to address concerns raised to parts of the comprehensive Ottawa Official Plan, 1991 which Regional Council deferred (Deferral No. 5); these are subsections 2.6.9 to 2.6.22 of Amendment No. 14.

## DISCUSSION

The Regional Planning and Property Department concurs with the City's position; it would be difficult for either the Regional Municipality of Ottawa-Carleton or the Ontario Municipal Board to deal with each separate component of Amendment No. 14 in relation to parts of the Ottawa Official Plan, 1991 which have the varying status of being approved, referred or deferred. The most appropriate means of ensuring that the Amendment, the Ottawa Official Plan, 1991 and the referrals are dealt with in a comprehensive manner is for one approval authority to have complete jurisdiction to deal with all aspects of the matter. Since the Board is already seized with a significant number of matters affected by Amendment No. 14, it is considered appropriate for the remainder of these matters to also be dealt with by the Board.

## CONSULTATION

Public Notice was published in the Ottawa Citizen and Le Droit on 2 Dec 95 and 9 Dec 95. A Public Meeting was held by the City's Planning and Economic Development Committee on 12 Dec 95.

## FINANCIAL IMPLICATIONS

There are no financial costs that would be attributed to the Regional Municipality of Ottawa-Carleton, other than the cost of one staff member possibly attending the Ontario Municipal Board Hearing on 10 June 96 for one day.

***Approved by***  
***N. Tunnacliffe, MCIP, RPP***  
*Planning and Property Commissioner*

RH/

**APPROVAL PAGE****CITY OF OTTAWA****OFFICIAL PLAN**

I hereby certify that the Official Plan for the City of Ottawa, which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 13 Apr 94 and 22 Nov 95, under Sections 17 and 21 of the Planning Act, was further dealt with by Regional Council on \_\_\_\_\_, 1996 as follows:

1. Under the provisions of Section 17(10) of the Planning Act, Deferral No. 5 relating to Section 5.6.2 of the Ottawa Official Plan, 1991 was lifted.
  
2. Under Section 17(11) of the Planning Act, Section 5.6.2 is referred in its entirety to the Ontario Municipal Board as Referral No. 65 together with the following proposed modifications:
  - I. Sections 2.6.10, 2.6.11, 1.6.12, 1.6.13, 1.6.14, 1.6.15, 1.6.16, 1.6.17, 2.6.18, 1.6.19, 1.6.20, 2.6.21 and 2.6.22 of Amendment No. 14 to the Ottawa Official Plan, 1991.
  
  - II. In Section 5.6.2 q) i) “Gateways and Notes”, to delete the word “designating” and replace it with the word “identifying”.
  
3. Under Section 17(11) of the Planning Act the following proposed modifications as contained in Amendment No. 14 are added to Referrals 35, 38 and 39 as follows:
  - a) Section 2.6.5 The phrase in Policy 5.4.2 f) “Growth Management Tools”, relettered by proposed modifications to Section 2.6.4 as Policy 5.4.2 g), that reads “subject to Policy 5.4.2 g)” is revised to read, “subject to Policy 5.4.2 h)”. (Referral No. 35)
  
  - b) Section 2.6.7 Policy 5.4.2 g) “Implementation of Growth Management”, relettered by modifications to Section 2.6.4 as Policy 5.4.2 h), is replaced with the following:
 

“Implementation of Growth Management	h) City Council shall, as a priority, create a series of guidelines to assist in implementation of each of the growth management tools referenced in Policy 5.4.2 g) above to be incorporated where warranted, into the Official Plan through amendment. The overriding principles that shall govern the preparation and approval of these Official Plan Amendments shall be:
--------------------------------------	---

Limitation of Building Heights	i)	the limitation of building heights within the Central Area to ensure the protection and enhancement of the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols; and
--------------------------------	----	--

Limitation of Commercial Density	ii)	the limitation of commercial density within the Central Business District as shown on Schedule B - "Central Area Character Areas and Theme Streets" to the aggregate total of the zoning existing on the date of adoption of this Plan.
----------------------------------	-----	---

In the interim, pending completion of the Secondary Planning Study and Official Plan Amendments, City Council may use the growth management tools referenced in Policy 5.4.2 g) above, in conjunction with the relevant policies of this and other chapters of this Plan, on a case by case basis in order to manage growth within the Central Area.” (Referral No. 38)

c) Section 2.6.8 Policy 5.4.2 h) “Priority of Official Plan Amendments”, relettered by modifications to Policy 2.6.4 as Policy 5.4.2 i), is replaced with the following:

“Priority of Official Plan Amendments	i)	City Council shall, as a priority, undertake the preparation of Official Plan Amendments required to implement the growth management tools referenced in Policy 5.4.2 g) above.” (Referral No. 39)
---------------------------------------	----	---

4. I further Certify that the following parts of Amendment No. 14 to the Official Plan, 1991, for the Ottawa Planning Area, which was adopted by the Council of the City of Ottawa on 6 Mar 96 were Referred under provisions of Section 17(28) of the Planning Act (as amended in 1995) to the Ontario Municipal Board on \_\_\_\_\_, 1996 by the Council of the Regional Municipality of Ottawa-Carleton.

Referral No. 66

Sections 2.1 to 2.6.4 inclusive, Sections 2.6.6, 2.6.9, and Sections 2.7.1 to 2.11 inclusive.

Dated this            day of            1996.

s

e

a

l

---

Clerk, Regional Municipality of Ottawa-Carleton

EXCERPS FROM OTTAWA OFFICIAL PLAN AMENDMENT NO. 14

**PART B - THE AMENDMENT**

**1.0 The Introductory Statement**

All of this part of the document entitled Part B - The Amendment, consisting of the following text and the attached maps designated, Schedule A - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols, Schedule B - Central Area Maximum Building Heights and Schedule C - Central Area Maximum Building Heights/Angular Planes, constitute the Amendment to the City of Ottawa Official Plan.

**2.0 Details of the Amendment**

The City of Ottawa Official Plan is amended as follows:

- 2.1 Schedule B-1, Central Area Major Views of the Centre Block and Library, is hereby replaced with Schedule B-1, Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols, attached hereto as Schedule A.
- 2.2 A new schedule, Schedule B-2a, Central Area Maximum Building Heights, attached hereto as Schedule B, is hereby added to the Primary Plan - Volume I immediately following Schedule B-1, as replaced by 2.1 above.
- 2.3 A new schedule, Schedule B-2b, Central Area Maximum Building Heights/Angular Planes, attached hereto as Schedule C, is hereby added to the Primary Plan - Volume I immediately following Schedule B-2a, as added by 2.2 above.
- 2.4 Chapter 1.0 - Introduction, of Volume I is hereby amended as follows:
- 2.4.1. Section 1.7 Definitions, the definition of "view sequence" is hereby replaced with the following definition of "view sequence".

View Sequence	A sequence of views of a significant building and/or landscape feature from a series of vantage points along a path or road, such as the sequence of views of the Parliament Buildings and other national symbols from Confederation Boulevard.
---------------	---

- 2.4.2 Section 1.7 Definitions, is further amended by adding a new definition entitled "Parliament Buildings and Other National Symbols". The new definition is as follows:

Parliament Buildings and Other National Symbols	The Parliament Buildings are the Centre Block and Library, East Block and West Block. Other National Symbols include major public buildings, public monuments and physical landforms within the Parliamentary Precinct and around Confederation Boulevard.
---	--

2.5 Chapter 2.0 - Municipal Development Strategy - of Volume I is hereby amended as follows:

2.5.1 The first sentence of paragraph four of Section 2.4, A Vision for Ottawa (Manage Growth Central Area), is hereby replaced with the following:

Managed growth of the Central Area will respect limitations imposed on it by the capacity of the transportation system serving it; while the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols will be protected.

2.6 Chapter 5.0 - Central Area - of Volume I is hereby amended as follows:

2.6.1 The last sentence in paragraph three of Section 5.2 - Central Area Vision (Management of Growth), is hereby replaced with the following:

Building heights throughout the Central Area will be limited, thereby protecting and enhancing the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from Confederation Boulevard and the main approach routes to the Central Area.

2.6.2 Within Section 5.3, a new Strategic Approach, entitled 5.3.7 "View Protection", is added immediately following Strategic Approach 5.3.6 and existing Strategic Approach 5.3.7 through 5.3.13, are renumbered accordingly. The new "Strategic Approach" is as follows:

View Protection      5.3.7 Protect and enhance the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from Confederation Boulevard and the main approach routes to the Central Area.

2.6.3 Section 5.4.2 c) ii) of Section 5.4 - Management of Growth, is replaced with the following:

ii) the limitation of building heights to ensure the protection of the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from both key viewpoints and view sequences depicted on Schedule B-1 - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols, and in accordance with Policy 5.6.2 e), f) and g) of this chapter; and

2.6.4 A new Policy 5.4.2 f) - Building Heights - Schedule, is added to Section 5.4 - Management of Growth, immediately following Policy 5.4.2 e), and Policies 5.4.2. f) to Policy 5.4.2 h), are relettered accordingly. The new Policy 5.4.2 f) is as follows:



Building Heights - f) City Council in support of Policy 5.4.2 c) ii),  
Schedule shall ensure that the building height limits as shown on Schedule B-2b - Central Area Maximum Building Heights/Angular Planes will not be exceeded by any building, part of a building or building roof structure, without a thorough analysis of the impact of any projection or protrusion, to ensure that the objective and principles of Section 5.3.7 and of Policy 5.6.2 e) and Policy 5.4.2 g) are fully met, and without an amendment to Schedule B-2b - Central Area Maximum Building Heights/Angular Planes.

2.6.5 The phrase in Policy 5.4.2 f) Growth Management Tools, relettered by 2.6.4 above as Policy 5.4.2 g), that reads "subject to Policy 5.4.2 g)" is hereby revised to read, "subject to Policy 5.4.2 h)".

2.6.6 The Growth Management Tool (iv) Minor Variance Height, set out under Policy 5.4.2 f), relettered by 2.6.4 above as Policy 5.4.2 g) is hereby replaced with the following:

iv) limiting the support of Council to minor variance applications for an increase in the height of buildings provided that:

- the property is located within a block where an angular height plane, as indicated on Schedule B-2a - Central Area Maximum Building Heights, and Schedule B-2b - Central Area Maximum Building Heights/Angular Planes, does not apply, and
- the granting of the Minor Variance is for the sole purpose of creating a design feature that sculpts or shapes the building at the upper level, and
- the increased height will not visually mar the silhouette of the Parliament Buildings or dominate the Parliament Buildings and other national symbols as set out by Policies 5.6.2 e), f) and g), and
- the site has not been the recipient of a transfer of floor space index.

2.6.7 Policy 5.4.2 g) Implementation of Growth Management, relettered by 2.6.4 above as Policy 5.4.2 h), is hereby replaced with the following:

Implementation of  
Growth Management

- h) City Council shall, as a priority, create a series of guidelines to assist in implementation of each of the growth management tools referenced in Policy 5.4.2 g) above to be incorporated, where warranted, into the Official Plan through amendment. The overriding principles that shall govern the preparation and approval of these Official Plan Amendments shall be:

Limitation of  
Building Heights

- i) the limitation of building heights within the Central Area to ensure the protection and enhancement of the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols; and

Limitation of  
Commercial Density

- ii) the limitation of commercial density within the Central Business District as shown on Schedule B - "Central Area Character Areas and Theme Streets" to the aggregate total of the zoning existing on the date of adoption of this Plan.

In the interim, pending completion of the Secondary Planning Study and Official Plan Amendments, City Council may use the growth management tools referenced in Policy 5.4.2 g) above, in conjunction with the relevant policies of this and other chapters of this Plan, on a case by case basis in order to manage growth within the Central Area.

2.6.8 Policy 5.4.2 h) priority of Official Plan amendments, relettered by 2.6.4 above as Policy 5.4.2 i), is hereby replaced with the following:

Priority of  
Official Plan  
Amendments

- i) City Council shall, as a priority, undertake the preparation of Official Plan Amendments required to implement the growth management tools referenced in Policy 5.4.2 g) above.

2.6.9 A new Urban Design objective, entitled "Limit Building Heights", is added to Section 5.6 immediately following Objective 5.6.1 b), and existing Objectives 5.6.1 c) and 5.6.1 d), are renumbered accordingly. The new Objective 5.6.1 c), is as follows:

Limit Building  
Heights

- c) To limit building heights in order to protect and enhance the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from Confederation Boulevard and the main approach routes to the Central Area.

2.6.10 Policy 5.6.2 e) Symbolic Primacy of the Parliament Buildings, including Figure 1, Figure 2, and Table 3.0, are hereby replaced with the following text, figures and Table 3.0.

**Symbolic Primacy  
of the Parliament  
Buildings**

e) City Council shall protect the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from both key viewpoints and view sequences, depicted on Schedule B-1 - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols. In realizing this aim, City Council shall ensure that buildings constructed in the Areas of Height Control as set out on Schedule B-1:

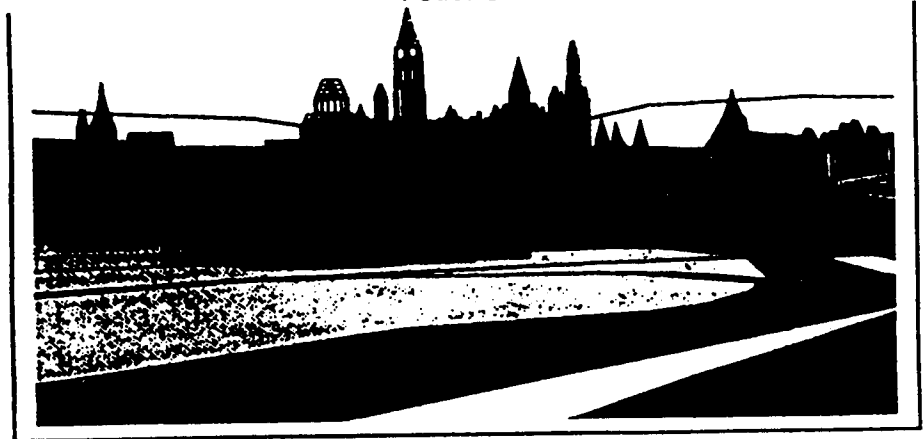
i) do not rise above the ridgeline of the roof of the Centre Block, and thus do not visually mar the silhouette of the Parliament Buildings (as illustrated in Figure 1 below), and

FIGURE 1



ii) do not visually dominate the Parliament Buildings and other national symbols, (as illustrated in Figure 2 below).

FIGURE 2



Descriptions of the locations of the key viewpoints shown on Schedule B-1 are contained in Table 3.0.

TABLE 3.0  
CENTRAL AREA KEY VIEWPOINTS  
OF THE PARLIAMENT BUILDINGS AND OTHER NATIONAL SYMBOLS

The following describes the location of the key viewpoints shown on Schedule B-1 - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols:

<u>Key Views</u>	<u>Location</u>
1*	The centreline of Sussex Drive where it intersects with the centreline of the MacDonald-Cartier Bridge.
2	Approximately mid-point along Sussex Drive between the MacDonald-Cartier Bridge and Boteler Street.
3	Sussex Drive at the forecourt of the National Gallery.
4	The summit of Nepean Point.
5	The ascending ramp of the boardwalk along the Alexandra Bridge, just east of Rue Laurier in Hull.
6*	The high point of the ramp of the Alexandra Bridge boardwalk, where a pedestrian obtains the first panoramic view of the Parliament Buildings and other national symbols.
7	Approximately mid-point on the Alexandra Bridge.
8	The mid-point on the Alexandra Bridge to the viewing platform at the south end of the Alexandra Bridge.
9	The viewing platform at the south end of Alexandra Bridge.
10	The terrace level in front of the Museum of Civilization in Hull.
11	The viewing platform in front of the Museum of Civilization at the edge of the Ottawa River in Hull.
12*	The intersection of the Portage Bridge and Rue Laurier in Hull.
13	The mid-point of the Portage Bridge, between Hull and Victoria Island.
14	On the Portage Bridge, south of Victoria Island.
15	The eastern end of Victoria Island.

- 16 The point on the Ottawa River Parkway above the CPR tracks from which the traveller approaching from the west obtains the best view of the Parliament Buildings and other national symbols.
- 17 A point on Nicholas Street north of the Queensway exit, from which the traveller first obtains a clear view of the silhouette of the Parliament Buildings, representing the beginning of a continuous sequence of views moving north along Nicholas Street.
- 18 The viewing platform on the MacKenzie King Bridge above the Rideau Canal.
- 19 York Street at By Ward Street.
- 20 York Street at Sussex Drive.
- 21 Metcalfe Street at Sparks Street.

\*Key Views No. 1 and No. 6 are the controlling viewpoints for the Background Area west of the Canal; Key View No. 12 is the controlling viewpoint for the Background Area east of the Canal.

2.6.11 Policy 5.6.2 f) Foreground Views of Centre Block, including the margin title is hereby replaced with the following:

<p>Foreground Views of the Parliament Buildings and Other National Symbols</p>	<p>f) City Council shall also ensure that buildings constructed in those areas designated on Schedule B-1 - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols as Areas of Foreground Height Control, do not visually obstruct the foreground of views of the Parliament Buildings and other National Symbols, as seen from the key viewpoints and view sequences indicated on Schedule B-1.</p>
--	--

2.6.12 Policy 5.6.2 g) Parliament Buildings and Other National Symbols, is hereby replaced with the following:

<p>Parliament Buildings and Other National Symbols</p>	<p>g) City Council shall ensure that no building, part of a building or building roof structure exceeds the angular building height limits that are defined by the perimeter above-sea level heights for each block on Schedule B-2b - Central Area Maximum Building Heights/Angular Planes. For blocks that do not have angular height planes established on Schedule B-2b, City Council shall ensure that maximum permitted building heights do not violate the intent and aim of Policy 5.6.2 e) above, that permitted heights are consistent and compatible with building heights generally in the area where</p>
--	---

no angular height planes apply, and that permitted heights are in keeping with the intent and aim for these areas that are set out by the Central Area Secondary Policy Plan contained in Volume II and as indicated on Schedule B-2a - Central Area Maximum Building Heights.

2.6.13 Policy 5.6.2 h) Urban Design Plan, is hereby replaced with the following:

Urban Design Plan            h)    City Council shall ensure the preparation of an Urban Design Plan for the Central Area, which shall include design guidelines which assist in enhancing public spaces and architecture within the Central Area and which serve to guide private sector initiated development and public improvements, especially in the Core. In the fulfilment of this aim, City Council shall consider holding an urban design competition to assist in the preparation of such guidelines. City Council shall also ensure the preparation of design guidelines for mixed use development involving residential uses. City Council shall also ensure the preparation of recommended design controls and review mechanisms to ensure the protection of foreground views of the Parliament Buildings and other national symbols, to implement Policy 5.6.2 f) above. City Council shall take into account the relevant policies of this Plan in achieving this aim.

2.6.14 Policy 5.6.2 i) Roof Treatment, is hereby replaced with the following:

Roof Treatment            i)    In the review of development applications within the Central Business District, City Council will encourage the sculpting or shaping of buildings at the upper levels, or the provision of other appropriate roof design features. In the consideration of such proposals, however, City Council shall ensure the protection of the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols in accordance with Policy 5.6.2 e) above. City Council shall also ensure that such roof treatment occurs within the height limits as shown on Schedule B-2b - Central Area Maximum Building Heights/Angular Planes.

2.6.15 Policy 5.6.2 j) "Human Scale of Development", is hereby replaced with the following:

Human Scale of  
Development

- j) City Council shall improve and enhance the pedestrian environment in the Central Area by requiring development to contribute to a sense of human scale, using one or more of the following design measures:
- i) the use of architectural detailing/embellishment, materials, colour, finishes and/or other similar design treatment of the lower floors to create visual interest and a sense of human scale;
  - ii) the use of a high percentage of clear glazing/transparency, as well as the use of retailing displays at grade to create pedestrian interest, especially on Theme Streets and where retail or pedestrian-oriented uses are required;
  - iii) the use of appropriate building massing, such as setting back the upper stories of development to minimize over-powering effects in medium and high-profile areas;
  - iv) the visible exterior expression of building components, such as floors, windows and columns, and the avoidance of continuous reflective curtain walls; and
  - v) those set out in Section 12.5 of the Urban Design Chapter of this Plan or any other design measure which achieves this principle.

2.6.16 Policy 5.6.2 n) i) is hereby amended to delete the word "is" and replace it with:

"contributes to a sense of"

2.6.17 Policy 5.6.2 n) iii) is hereby amended to delete the word "provides" and replace it with:

"is designed to give preference to"

2.6.18 Policy 5.6.2 o) i) is hereby amended to delete the word "is" and replace it with:

"contributes to a sense of"

2.6.19 Policy 5.6.2 p) Views, is hereby replaced with the following:

Views                      p) City Council shall ensure the protection of existing significant views as seen from public rights-of-way and major open spaces, especially those of the Parliament Buildings and other national symbols, the Canal, the Ottawa River, significant heritage resources and public buildings, and other important buildings or natural features as identified in the Central Area Secondary Policy Plan. City Council shall take into account Schedule B-1, Central Area Key Views and View Sequences of the Parliament Buildings and other National Symbols in the fulfilment of this policy.

2.6.20 Policy 5.6.2 q) i) is hereby amended to delete "Map 2" and replace it with "Map 1".

2.6.21 Policy 5.6.2 q) ii) is hereby amended to delete the word "and" immediately after the word "gateways" and insert a comma between the words "gateways" and "nodes" and add the words "and distinctive streets" immediately after the word "nodes".

2.6.22 Policy 5.6.2 q) iii) is hereby amended to delete the word "and" immediately after the word "gateways" and insert a comma between the words "gateways" and "nodes" and add the words "and distinctive streets" immediately after the word "nodes".

**2.7 Chapter 12.0 - Urban Design - of Volume I is hereby amended as follows:**

2.7.1 Policy 12.15.2.2 f) Architectural Lighting, is hereby replaced with the following:

**Architectural Lighting**

f) City Council shall promote the lighting of contemporary and historic buildings and public monuments to accentuate architectural features. In the implementation of this Policy, City Council shall ensure that such lighting does not compete with the aim of the protection of the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols. Appendix 9.6.2 provides design measures to assist in the implementation of this policy.

2.8 Chapter 13.0 - Implementation and Monitoring - of Volume I is hereby amended as follows:

2.8.1 Policy 13.21.1 c) Minor Variances in Central Area, is hereby revised by replacing the phrase, "Policies 5.4.2 f), g) and h)" with the phrase, "Policies 5.4.2 h) and i)".



2.8.2 Policy 13.21.1 d) Appeal to OMB, is hereby replaced with the following:

- Appeal to the OMB      d)      City Council shall appeal to the Ontario Municipal Board a decision by the Committee of Adjustment where a minor variance has been granted by the Committee and where the following circumstances apply:
- i)      the proposed development is not deemed by City Council to be compatible with development on adjacent properties and or the neighbourhood; and
  - ii)     the application for the minor variance does not reflect the objectives and policies of this Plan; and/or where
  - iii)    a minor variance for height in the Central Area has been granted which exceeds the maximum height indicated for the property concerned on Schedule B-2b - Central Area Maximum Building Heights/Angular Planes.

2.9 Chapter 1.0 - Central Area, Secondary Policy Plan, of Volume II is hereby amended, as follows:

2.9.1 Policy 1.3.3 c) i) Parliament Buildings, of the Core Character Area, is hereby replaced with the following:

- Parliament Buildings      i)      respects the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from the key viewpoints and view sequences depicted on Schedule B-1 - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols, in accordance with Policies 5.6.2 e), f) and g) of the Primary Plan for the Central Area. In realizing this aim, City Council shall ensure that buildings constructed in the Areas of Height Control as set out on Schedule B-1:
- do not visually rise above the ridgeline of the roof of the Centre Block when viewed from key viewpoints and view sequences as shown on Schedule B-1, and thus do not visually mar the silhouette of the Parliament Buildings,
  - do not visually dominate the Parliament Buildings and other national symbols; and

- when located within a block where there is shown an angular height plane(s) on Schedule B-2b, do not project beyond the angular height limit identified.

2.9.2 Policy 1.3.3 d) Other National Symbols is hereby deleted and subsequent Policies 1.3.3 e) to 1.3.3 k), are relettered accordingly.

2.9.3 Policy 1.3.3 f) Design Criteria relettered by 2.9.2 above, as Policy 1.3.3 e) and Policy 1.3.3 f) i) relettered by 2.9.2 above, as Policy 1.3.3 e) i) is hereby replaced with the following:

Design Criteria e) City Council shall, when reviewing plans for development in the Core, ensure a high quality of design that is worthy of the nation's capital, and the creation of an enjoyable pedestrian environment to ensure the Core's role as a people place. City Council shall therefore ensure the fulfilment of policies c) and d) above, as well as the fulfilment of the Urban Design policies in accordance with Section 5.6.2 in the Primary Plan for the Central Area, particularly taking into account the following design criteria:

Roof Treatment i) provides an interesting roof treatment or other appropriate design feature within the height limits. The purpose of such treatment will be to sculpt or shape the building at the upper levels, add to the visual interest of the building, and contribute positively to the area. City Council shall ensure the protection of the visual integrity and the symbolic primacy of the Parliament Buildings and other national symbols in the consideration of such proposals, and that such roof treatment does not compete with this aim.

2.9.4 Policy 1.4.3 d) Primacy of Parliament Hill, of the Parliamentary Precinct Character Area, is hereby replaced with the following:

Primacy of Parliament Hill d) City Council recognizes the symbolic primacy and visual integrity of Parliament Hill and supports its preservation and enhancement. In this regard, City Council shall protect the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols in accordance with Policy 5.6.2 e), f) and g) of the Primary Plan for the Central Area, and shall ensure the preservation of the scale of Parliament Square by promoting an appropriate building profile on the south side of Wellington Street.

2.10 Terminology changes within Volume II, Chapter 1 - Central Area Secondary Policy Plan

2.10.1 The words "Schedule B-1 - Central Area Major Views of the Centre Block and Library" are hereby deleted and replaced with the words "Schedule B-1 - Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols" in the following Policies in Volume II of the Central Area Secondary Policy Plan:

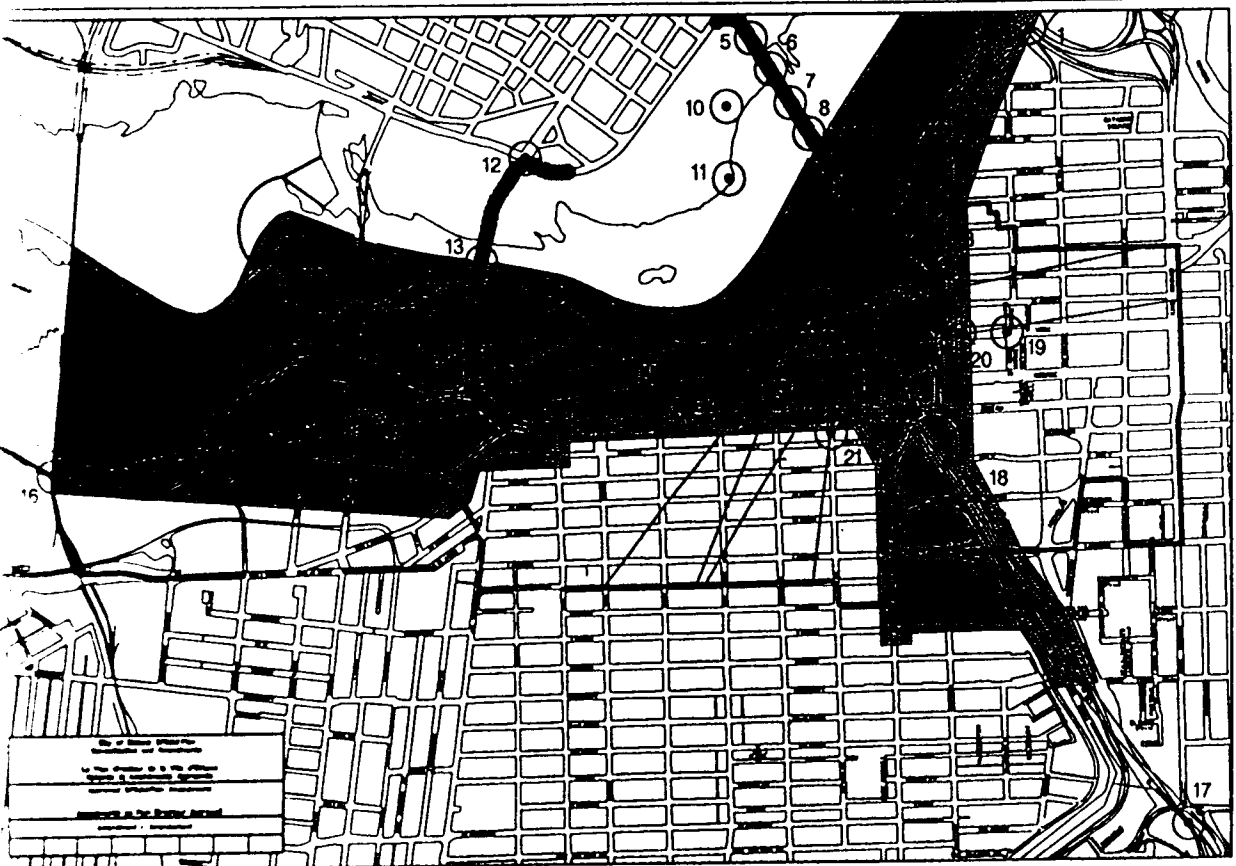
- Policy 1.3.3 g) - The Core
- Policy 1.5.3 n) - By Ward Market
- Policy 1.7.3 g) - Canal

2.10.2 The words "and other national symbols" are hereby inserted after the words "Parliament Buildings" in the following Vision Statements in Volume II of the Central Area Secondary Policy Plan:

- Section 1.3.1 - The Core: paragraph 3, second sentence
- Section 1.4.1 - Parliamentary Precinct: paragraph 7, second sentence

2.11 The Table of Contents, set out in Volume I of the City of Ottawa Official Plan, is modified as follows:

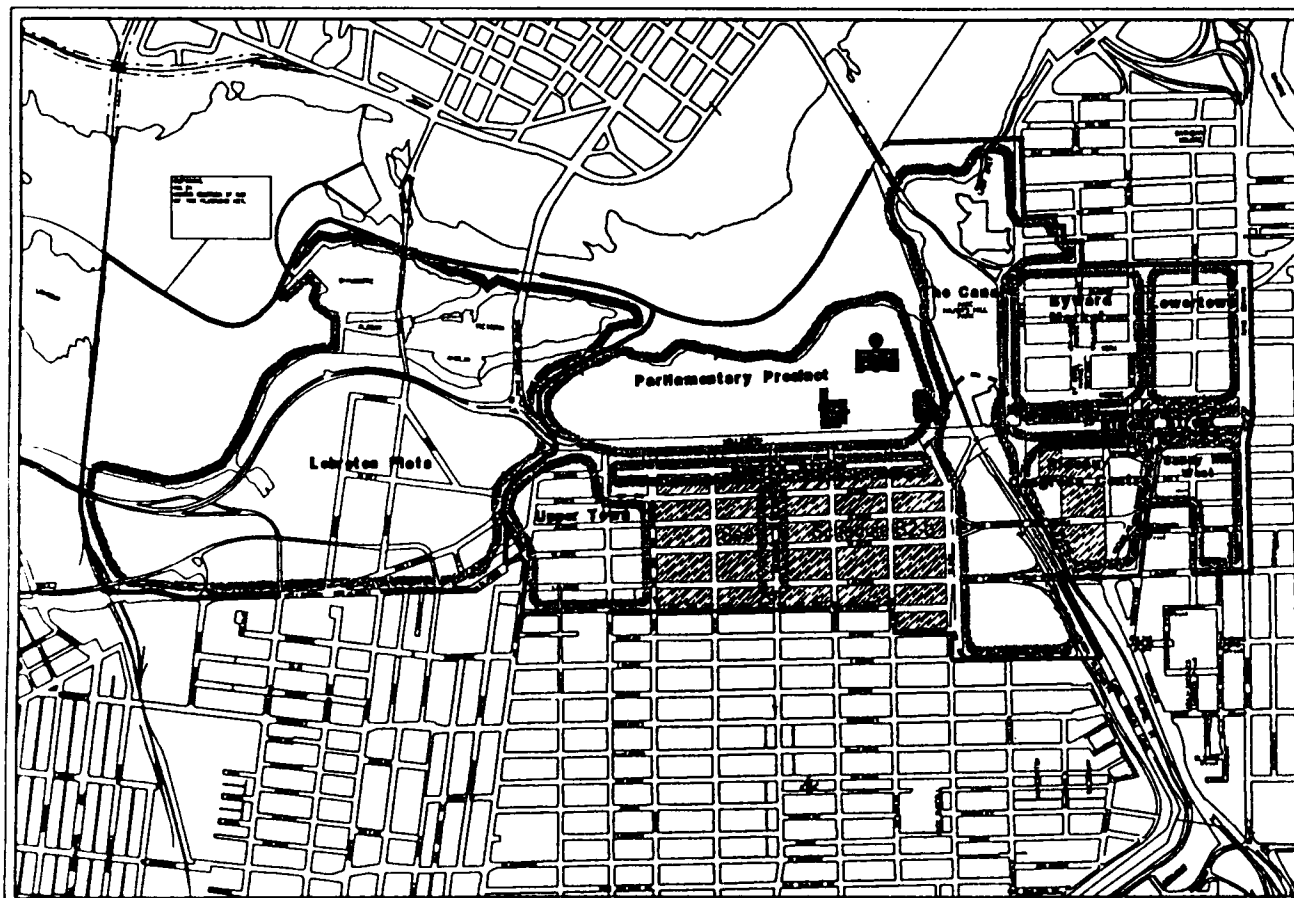
The title to Schedule B-1, "Central Area Major Views of the Centre Block and Library", is replaced with the title, "Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols", and two new Schedules, "Schedule B-2a - Central Area Maximum Building Heights", and "Schedule B-2b - Central Area Maximum Building Heights/Angular Planes" added by 2.2 and 2.3 above to the City of Ottawa Official Plan, is added to the Table of Contents, immediately following Schedule B-1.



Schedule B-1 Central Area Key Views and View Sequences of the Parliament Buildings and other National Symbols

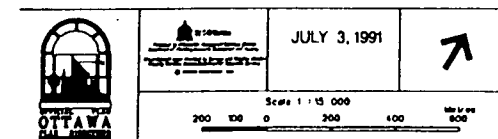
- Key Viewpoint 6
- View Sequence
- Views of Centre Block from Public Right-of-Way
- Area of Foreground Height Control
- Area of Background Height Control
- Central Area Boundary

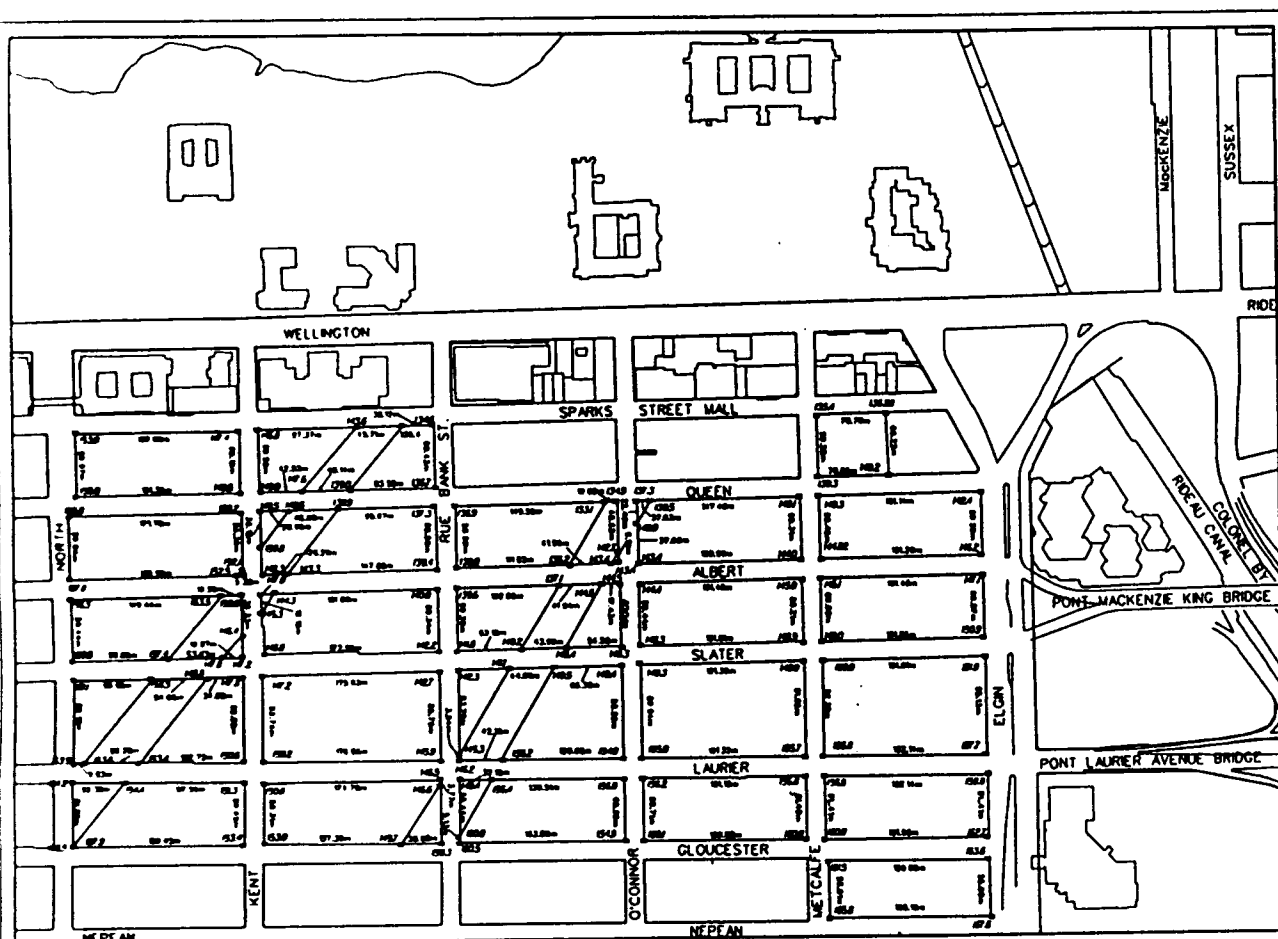
		JULY 3, 1991	
	Scale 1:15,000 200 100 0 100 200 400 600		



# Schedule B-2a - Central Area Maximum Building Heights

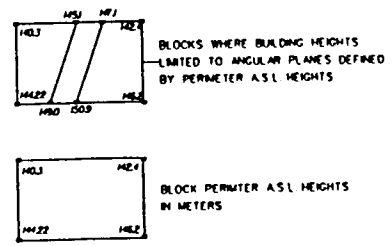
- Central Business District -----
- Building Heights subject to  
Secondary Policy Plan Policies in  
Volume 2 - Central Area Secondary Policy Plan ▬
- Building Heights limited to the Angular Height  
Planes defined on Schedule B-2b ▨
- Central Area Boundary —————





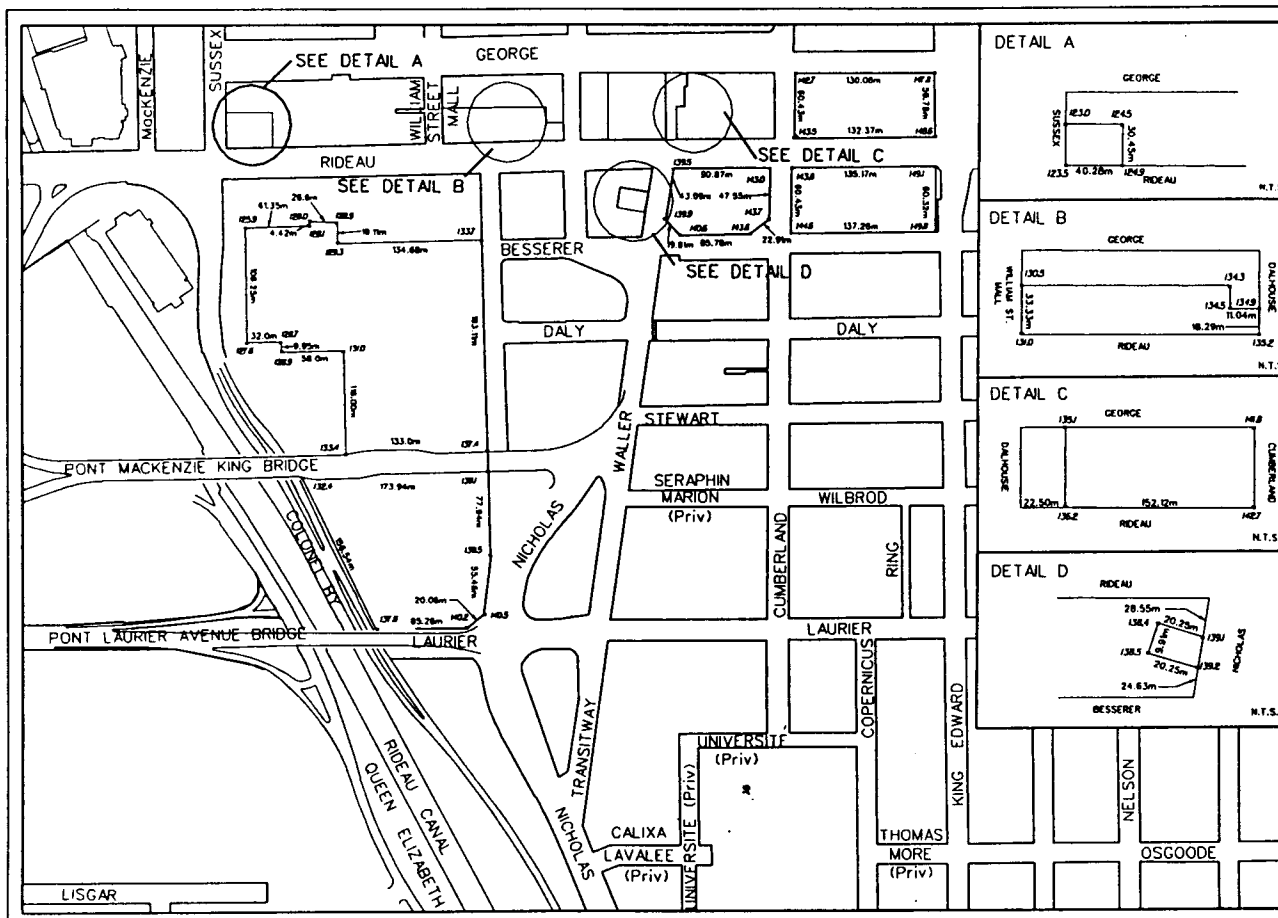
# Schedule B-2b(1) – Central Area Maximum Building Heights / Angular Planes

## LEGEND



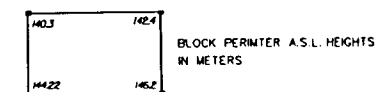
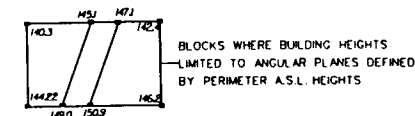
Note:  
Building Heights are limited by an Angular Height Plane  
that is defined for each block by Perimeter A.S.L. (Above Sea Level)  
Heights. To exceed the Angular Height Planes shown will require an  
Amendment to this Schedule.

		NOV. 24, 1995	
	<p>Scale 1:17 500</p> <p>200 100 0 200 400 Metres 600</p>		



# Schedule B-2b(2) – Central Area Maximum Building Heights / Angular Planes

## LEGEND



Note:  
Building Heights are limited by an Angular Height Plane  
that is defined for each block by Perimeter A.S.L. (Above Sea Level)  
Heights. To exceed the Angular Height Planes shown will require  
an Amendment to this Schedule.



City of Ottawa  
Planning and Development  
Department  
1000 Avenue de la Commune  
Ottawa, Ontario K1H 8L9  
© 1995 Ottawa City

NOV. 24, 1995



Scale 1:17 500  
200 100 0 200 400 Metres 600